# HYATT HOUSE - DAVIS, CALIFORNIA

**PLANNING DEPARTMENT RE-SUBMITAL**

01/13/2017

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CODE ANALYSIS
COWELL BLVD VIEW
APPROACH FROM EAST DIRECTION
(FROM MACE BLVD DIRECTION)

COWELL BLVD VIEW
APPROACH FROM WEST DIRECTION
COMPOSITE METAL PANEL SYSTEM

EXTERIOR INSULATION FINISHING SYSTEM (EIFS)
SILVER METALLIC COATING

VISION GLAZING - CLEAR

STOREFRONT MULLION - CLEAR ANODIZED

CULTURED STONE VENEER

EXTERIOR INSULATION FINISHING SYSTEM (EIFS)

VISION GLAZING - CLEAR

EXTERIOR INSULATION FINISHING SYSTEM (EIFS)
ACCENT COLOR DUNN-EDWARDS - HICKORY

SPECTRUM BROWN
GULL GRAY
BUCKSKIN
527 BRUSHED GRAY
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SUSTAINABLE FEATURES

COOL ROOF
SOLAR WATER HEATERS
SOLAR PANELS AT ROOF
BIKE STATION, LOADER
ELECTRIC CAR CHARGING STATION

HYATT SHUTTLE VAN

ZERO NET ENERGY BUILDING

Energy Star Appliances in Guest Rooms:
- Refrigerator & dishwasher in guest rooms with kitchens
  - Low initial incremental costs

High Efficiency Clothes Washers:
- High efficiency washers in staff laundry
- ENERGY STAR washers in guest laundry

High Efficiency HVAC Common Areas:
- 1st Floor Service - Packaged variable air volume
  - 16 EER / 13 EER with economizers
  - Dampers controlled ventilation (DCV) in all spaces
- Additional gas exhaust with gas proportional systems where applicable

Variable Speed Pool Pumping:
- Install variable speed pumps & turn down flow rates during closed hours
  - Need to coordinate with local Health & Safety office

Continuous Exterior Insulation

Double Insulated Glazing
High Efficiency Mechanical System
Water Efficiency Plumbing Fixtures
ENERGY STAR Appliances in Guestrooms
Window Shading Device at Select Locations
Solar Panel Pole Lighting
Green Wall w/ Shade Canopy
Drought Tolerant Landscape

SOLAR PANELS AT ROOF

Bike Station, Loader

Solar Thermal – Option 1
- Serve laundry, kitchen, etc.
- 100% of heat Jan-Aug
- Can offset guest room loads if mandated CO2H system is installed

Solar Thermal – Option 2
- Serve guest rooms & guest laundry
- Can offset guest loads from laundry system alone

Photovoltaic (PV) modules will soak up 290 kilowatts of potential electricity. The green energy will be sold to the grid and help pay for operation and maintenance. There are 862,000 kilowatts of power that will be recorded and sold as an electric utility. The hotel’s focus is on increasing the energy that is generated on site in order to reduce the amount of energy that the hotel consumes. The project will not only help the guest feel better about staying in a hotel that is sustainable but also help the company to save money on energy. The hotel will be run on 100% clean energy, which makes it a sustainable choice for both the hotel and the guest. The hotel will use 100% of the clean energy that is generated on site and will purchase the remaining 90% of the energy from offsite renewable sources. The hotel will also purchase 100% of the energy that is generated on site through the city’s Community Choice Energy (CCE) program. The hotel will also use 100% of the clean energy that is generated on site and will purchase the remaining 90% of the energy from offsite renewable sources. The hotel will also purchase 100% of the energy that is generated on site and will purchase the remaining 90% of the energy from offsite renewable sources.

In the opinion of New Energy Assets, this will make Hyatt House Davis the first hospitality property in the United States to be powered by 100% clean energy. Furthermore, the hotel will be run on 100% clean energy, which makes it a sustainable choice for both the hotel and the guest. The hotel will use 100% of the clean energy that is generated on site and will purchase the remaining 90% of the energy from offsite renewable sources. The hotel will also purchase 100% of the energy that is generated on site and will purchase the remaining 90% of the energy from offsite renewable sources. The hotel will also purchase 100% of the energy that is generated on site and will purchase the remaining 90% of the energy from offsite renewable sources.
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**CHANGES**

**SITE PLAN**
- Move building 15 ft to the north, or away from neighbors
- Trash enclosure is moved to rear area from Cowel Blvd.
- Increase outdoor patio area
- Enclose bike storage
- Redesign landscape plan
- Redesign civil grading plan
- Add enclosed bike lane

**NORTH ELEVATION**
- Main Tower is lowered from 58' - 11" to 55' - 0" (3' - 11"
- Revise colors & materials scheme
- Enhance articulation of projections for an architectural expression
- Revise main canopy shape and angle
- Revise outdoor patio area design for inviting look

**WEST ELEVATION**
- Add windows at stair tower to reduce blank wall surface
- Revise colors & materials scheme
- Enhance articulation of projections for an architectural expression
- Revise main canopy shape and angle
- Add enclosed bike storage

**BASE ELEVATION**
- Add windows at stair tower to reduce blank wall surface
- Revise colors & materials scheme
- Enhance articulation of projections for an architectural expression
- Revise main canopy shape and angle
- Add enclosed bike storage

**SOUTH ELEVATION**
- Removed 4th floor guest rooms facing to neighbor (total 15 rooms), add on west side
- Decreased view of hotel from neighbor's
- Building 8ft CMU sound wall around swimming pool
- Tower cut back from south
- Removed 4th floor guest rooms facing to neighbor (total 15 rooms)
- Reduced square footage of hotel by 1,775 sqft
- Reduced floor area ratio by 2%
- From 75,490 sqft to 73,715 sqft
- Building height lowered from 46' - 10" to 36' - 6"

**WEST ELEVATION**
- Tower cut back from south
- Building 8ft CMU sound wall around swimming pool
- Removed 4th floor guest rooms facing to neighbor (total 15 rooms)
- Add on west side
- Reduced square footage of hotel by 1,775 sqft
- Reduced floor area ratio by 2%
- From 75,490 sqft to 73,715 sqft
- Building height lowered from 46' - 10" to 36' - 6"

**EAST ELEVATION**
- Tower cut back from south
- Building 8ft CMU sound wall around swimming pool
- Removed 4th floor guest rooms facing to neighbor (total 15 rooms)
- Add on west side
- Reduced square footage of hotel by 1,775 sqft
- Reduced floor area ratio by 2%
- From 75,490 sqft to 73,715 sqft
- Building height lowered from 46' - 10" to 36' - 6"
VIEW FROM ROOM

OFFICE / LIGHT INDUSTRIAL BUILDING OPTION

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COWELL BLVD

POOL

C

C

C

C

C

C

C

C

C

13

1

180 ft

21

28

45

34

29

(E) GREEN BELT

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

(E) MULTI-USE PATH

CONNECTION TO (E) BIKE LANE

MULTI-USE PATH

CONNECTION TO PROJECT SITE

3.8 ft

SHWR

PA

PA PAPA

TRASH ENCLOSURE

MONUMENT SIGN, DEFERRED SUBMITTAL

16 ft

24 ft

18 ft

(MONUMENT SIGN, DEFERRED SUBMITTAL

10' - 0"

SET BACK

10' - 0"

(E) CROSSWALK INSTALL

RECTANGULAR RAPID FLASHING BOX (RRFB) AT (E) CROSSWALK

15 ft

10 ft

RETAINING WALL

5 ft

(E) CROSSWALK INSTALL

RECTANGULAR RAPID FLASHING BOX (RRFB) AT (E) CROSSWALK

15 ft

10 ft

RETAINING WALL

5 ft

PLANNING NOTE:
The project would be required to stripe Cowell Boulevard in such a way as to use its width to provide room on the north side of the pavement for a bus waiting and boarding area. The Developer to provide something that could function as a sidewalk with striping, rather than curbs and concrete. The developer would have to provide for a clear and direct walking path from the hotel entrance to the crosswalk.

3 ft

2.7 ft

5 ft

6 ft

(E) CROSSWALK INSTALL

RECTANGULAR RAPID FLASHING BOX (RRFB) AT (E) CROSSWALK

15 ft

10 ft

RETAINING WALL

5 ft

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